

STRIKEOUT ORDINANCE**OLD LANGUAGE:** ~~Struck Out~~**NEW LANGUAGE:** Double Underline

ORDINANCE NUMBER O-20985 (NEW SERIES)

DATE OF FINAL PASSAGE SEPTEMBER 18, 2018

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 131.0522; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 3 BY AMENDING SECTION 141.0311; AMENDING CHAPTER 15, ARTICLE 2, DIVISION 1 BY AMENDING SECTION 152.0104; AMENDING CHAPTER 15, ARTICLE 11, DIVISION 1 BY AMENDING SECTION 1511.0104; AMENDING CHAPTER 15, ARTICLE 11, DIVISION 3 BY AMENDING SECTION 1511.0301; AND AMENDING CHAPTER 15, ARTICLE 11, DIVISION 4 BY AMENDING SECTION 1511.0401 ALL RELATING TO LIVE/WORK QUARTERS.

§131.0522 Use Regulations Table for Commercial Zones

The uses allowed in the commercial zones are shown in Table 131-05B.

Legend for Table 131-05B

[No change in text.]

Table 131-05B
Use Regulations Table for Commercial Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>	CN ⁽¹⁾ -					CR-		CO-						CV-		CP-
	3rd >>	1-					1-	2-	1-	2-		3-		1-	1-		
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1
Open Space through Residential, Separately Regulated Residential Uses, <i>Junior Units</i> [No change in text.]		[No change in text.]															
Live/Work Quarters		L					L	L	L		-		L		L ¹⁸		-
Residential Care Facilities: through Separately Regulated <i>Signs</i> Uses, Theatre <i>Marquees</i> [No change in text.]		[No change in text.]															

Footnotes for Table 131-05B

¹ through ¹⁷ [No change in text.]

¹⁸ This use is not allowed within the Coastal Overlay Zone.

§141.0311 Live/Work Quarters

Live/work quarters are studio spaces in buildings that were originally designed for industrial or commercial occupancy that have been converted to integrate living space into the work space. Live/work quarters are permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) The minimum floor area of a live/work quarters shall be ~~750~~ 500 square feet.
- (b) A maximum of ~~33~~ 49 percent of the floor area of each live/work quarters may be used or arranged for residential purposes such as sleeping, *kitchen*, bathroom, and closet area.
- (c) through (e) [No change in text.]
- (f) ~~For proper security, all exterior doors that provide access to the live/work quarters shall remain locked at all times. The non-residential use shall be managed by the resident.~~
- (g) ~~The live/work quarters may be occupied and used only by an artist, artisan or a similarly situated individual, or a family in which at least one member is an artist, artisan, or similarly situated individual. Live/work quarters shall not be used for classroom instructional use, storage of flammable liquids or hazardous materials, welding or any open-flame work.~~
- (h) ~~Persons other than residents of the live/work quarters are not permitted to work in the live/work quarters. The required parking spaces for the non-residential use shall be in compliance with Section 142.0560. The parking spaces shall not require designation for residential or non-residential uses.~~
- (i) ~~Live/work quarters shall not be used for mercantile, classroom instructional use, storage of flammable liquids or hazardous materials, welding or any open-flame work, or offices or establishments with employees.~~

§152.0104 Definitions

Artists’ Studios through **Liquor Sales** [No change in text.]

Live/Work Quarters (Lofts) - ~~An area comprised of one or more rooms or floors in a converted to integrate living space into work space in buildings originally designed for industrial or commercial occupancy. The new construction shall include cooking space, sanitary facilities, and living and working space for artists, artisans, and similarly situated individuals, as permitted by land Development Code Section in compliance with the requirements of Section 141.0311.~~

Maintenance Repair and Service Facilities through **Wholesale and Warehouse** [No change in text.]

§1511.0104 Definitions

For purposes of the Marina Planned District Ordinance, the following terms are defined as:

Atrium through **Land Use Mix** [No change in text.]

Live/Work Quarters - means an area ~~comprised of one or more rooms or floors converted to integrate living space into work space in a buildings which includes:~~ (1) ~~cooking space and sanitary facilities, and (2) working space reserved for persons residing therein.~~ originally designed for industrial or commercial occupancy in compliance with the requirements of Section 141.0311.

Low-Rise through **Utility Substation** [No change in text.]

§1511.0301 Use Classifications for the Marina Planned District

Use classifications for the Marina Planned District are illustrated geographically in Diagram 1511-03A of this Planned District Ordinance.

(a) through (c) [No change in text.]

(d) Residential Uses

The following permanent residential uses are permitted in the Marina Planned District:

(1) [No change in text.]

(2) ~~The following uses may be considered by A~~ conditional use permit is required if the use is the primary residence of the occupants and the major use of the structure:

(A) [No change in text.]

(B) Live/Work Quarters. Not over ~~33~~ 49 percent of each live/work quarter shall be used for residential purposes such as a sleeping area, kitchen, bathroom and closet area.

(e) [No change in text.]

§1511.0401 Off-Street Parking and Loading Regulations

(a) [No change in text.]

**TABLE 1511-04A
RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENTS**

Use Category	Minimum		Notes
<i>Dwelling units</i>	1 space per <i>dwelling unit</i>		
<i>Living Units</i>	Market rate unit	0.3 spaces per unit	Parking shall be based on the occupancy/rent restriction applied to the specific unit.
	50% AMI	0.1 spaces per unit	
	At or below 40% AMI	None	
<i>Group Living</i>	0.1 spaces per room		
<i>Senior Housing*</i>	Shall be determined through Conditional Use Permit review.		The intent of this provision is to accommodate requests for reduction in parking requirements.
<i>Live/Work or Shop Keeper Unit</i>	1 space per unit		
<i>Residential Care Facilities*</i>	1 space per every ten (10) beds		
<i>Transitional Housing Facilities*</i>	Shall be determined through Conditional Use Permit review.		The intent of this provision is to accommodate requests for reduction in parking requirements.

*[No change in text.]

(1) through (4) [No change in text.]

(b) [No change in text.]

(c) North Embarcadero *Off-Street Parking Space Requirements*.
The parking requirements in Table 1511-04C shall apply to *development* located west of California Street between Harbor Drive and West F Street.

TABLE 1511-04C
NORTH EMBARCADERO OFF-STREET PARKING REQUIREMENTS

Use Category	Minimum		Notes
<i>Dwelling units</i>	1 space per <i>bedroom</i>		To a maximum of two spaces per unit.
<i>Living Units & Single Room Occupancy Units</i>	Market rate unit	0.3 spaces per unit	Based on the occupancy or rent restriction applied to the specific unit.
	50% AMI	0.1 spaces per unit	
	At or below 40% AMI	None	
<i>Group Living</i>	0.1 space per room		
<i>Senior Housing*</i>	Shall be determined through Conditional Use Permit review		The intent of this provision is to accommodate requests for reduction in parking requirements.
Live/Work or Shopkeeper Unit	1 space per unit		
<i>Residential Care Facilities*</i>	1 space per every ten (10) beds		
<i>Transitional Housing Facilities*</i>	Shall be determined through Conditional Use Permit review		The intent of this provision is to accommodate requests for reduction in parking requirements.
Office	2 spaces per 1,000 square feet		
Hotel	0.5 spaces per room		
Warehouse & Storage	1 space per 10,000 square feet		
Retail	2.5 spaces per 1,000 square feet		
Restaurant	5.0 spaces per 1,000 square feet		

*[No change in text.]

(d) through (m) [No change in text.]

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